



STATE OF FLORIDA
Department of State

DIVISION OF ARCHIVES, HISTORY
AND RECORDS MANAGEMENT

Bureau of Historic Preservation

HISTORIC SITES INVENTORY

County Dade

Entry No. _____ Date 9/18/72

I. NAME

COMMON:
Cassell House

AND/OR HISTORIC:
William Wagner House

2. LOCATION

STREET AND NUMBER:
1145 N. W. 8th Avenue

CITY OR TOWN:
Miami

STATE
Florida

CODE
12

COUNTY:
Dade

CODE
025

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP			STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	Public Acquisition:	<input type="checkbox"/> In Process	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Yes: <input type="checkbox"/> Restricted
<input type="checkbox"/> Site <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Both	<input type="checkbox"/> Being Considered	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Unrestricted
<input type="checkbox"/> Object				<input type="checkbox"/> Preservation work in progress	<input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify) _____	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:

STREET AND NUMBER:

CITY OR TOWN:

STATE:

CODE

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:

Dade County Courthouse

STREET AND NUMBER:

73 West Flagler Street

CITY OR TOWN:

Miami

STATE

Florida

CODE

12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

N/A

DATE OF SURVEY:

Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:

STATE:

CODE

Entry No. _____
Date _____
County _____

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
(Check One)			(Check One)			
<input checked="" type="checkbox"/> Altered			<input type="checkbox"/> Unaltered			
			<input checked="" type="checkbox"/> Moved			
			<input type="checkbox"/> Original Site			

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Cassell house is a one and one-half story, rectangular shaped, frame and coral rock residence with tin covered gable and flat asphalt roofs. The first level is coral rock and concrete with the joints painted various colors. The parapet on the first story is stepped. The upper level is set back from the first and is a frame structure. The house has ten rooms.

The coral rock portion of the house was added c. 1909 by the Cassell family. The original house which is enveloped by the coral rock addition is a Dade County pine structure which was built by William Wagner in 1866. The clapboard on this portion is decorative with scalloped and saw toothed edges. The interior walls of the original house were burlap stretched over studs. The application of many coats of paint through the years has stiffened the burlap, giving it a plaster-like appearance and strength. The floors were wood plank.

The area in which the house is located became a subdivision, Highland Park, in 1910. The house at that time was moved back approximately 50'.

purportedly

SEE INSTRUCTIONS

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(s) (If Applicable and Known)

C, 1866

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Invention	
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Architecture	
<input type="checkbox"/> Architecture	<input type="checkbox"/> Literature	<input type="checkbox"/> Social/Humanitarian	
<input type="checkbox"/> Art	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	
<input type="checkbox"/> Commerce	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	

STATEMENT OF SIGNIFICANCE

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Miami News. November 4, 1962.

*Miami USA, p. 15 (references to the Wagner family)
Helen Muir.

200-10-0000

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES
DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE	LONGITUDE
NW	Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "
NE	° ' "	° ' "
SE	° ' "	° ' "
SW	° ' "	° ' "

O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES
LATITUDE	LONGITUDE
25 47 06	80 12 31

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

ORGANIZATION

DATE

STREET AND NUMBER:

CITY OR TOWN:

STATE

CODE

12. PHOTO REFERENCE

PHOTO CREDIT:

DATE OF PHOTO:

NEGATIVE FILED AT:

IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

MAP REFERENCE

SOURCE:

Miami Quad. 7.5' series

SCALE: 1:24000

DATE: 1962; Photos: 1969

REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

SEE INSTRUCTIONS

ARCHITECTURAL CHECKLIST

FAçADE PLAN

Rectangular Square _____ U-Shape _____ L-Shape _____ T-Shape _____

Additions around front & side has been added on.

MAIN FAçADE based on what is here now.

Doorway placement central Type 2 lights on side of door.

Entablature — Columns: No. — Order short stone pilasters with small

Portico or Pavilion — Porch or Veranda wooden posts to ceiling

Balustrade: pattern sketch if necessary

Exterior decoration: bargeboards, brackets, cornice, moldings, etc.

parapet is stepped.

Balcony: size and placement

Front steps: size and placement between two stone walls central &

FENESTRATION

awning and casement.

2 above.

symmetrical.

Window type double hung above Number on main facade 2 below Placement

Shutters — Lintel — Vousoir — Label —

Hood — Transom — Glass, stained, blown, new —

ROOF

steep med.

Gable on old part Gambrel Hipped Flat on new. Mansard

Dormers: No. Roof type

Covering Material: asphalt, wood shingle, tin, etc. tin

Chimney: No. Placement

Roof decorations: Cupola Widows walk Deck

Flared eaves parapet stepped Steeple Dome

CONSTRUCTION MATERIAL

Brick Tabby Concrete new stucco Stone new limestone

Frame with decorative cladding on sides. Block Metal

Painted Patterned Scored

Piers

If frame or log, how joined?

INTERIOR

Hall location approx. width

Stair location Fabric of walls burlap painted overboard.

Ceiling height No. of rooms 10 rooms now.

Attention to detail: mantels, door surrounds, moldings, etc.

Additional information:

Number of stories (count $\frac{1}{2}$ stories) 1½

Number of dependencies List their use

Relation to main house:

Landscape:

house is in poor condition - The addition is very poor - original house would have been much nicer. very simple. The neighborhood as a whole is pretty rundown - This house has two old palms planted by the street lined up with the door -

windows of above - 6 lights in each sash
12 in each window'

* Info from Miami News Nov 4 1962

*yes

June 30
no pic.

PRELIMINARY INVENTORY FORM FOR SUGGESTED SITES

A. ARE THERE HISTORIC SITES IN YOUR AREA? YES NO
(If yes, complete items 1-8 below.)

B. SITE DATA

1. NAME (name by which site is commonly known)

CASSELL House built by ^{Wm} Wagner

2. DATES (approximate date of construction or associated events)

1866

3. LOCATION (street address or approximate mileage from nearest state or county road or highway)

1145 NW 8th Ave.

4. OWNER _____ ADDRESS _____

5. PRESENT OCCUPANT _____

6. PRESENT USE private home

7. RELATED THEME (as per enclosed list of suggested themes)

architecture

8. OUTSTANDING ARCHITECTURAL FEATURE OR ASSOCIATED HISTORICAL EVENTS

possibly oldest house standing* bought by ^{the} Cassells in 1909 - added ^{onto} after that
added bath kitchen bedrooms & porch.. still owned house in 1962

C. Your Name: var mrs

Address: _____

Phone Number: _____

D. May We Contact You in Person When We Visit Your Area? YES NO

Reference in Maine USA - Adam Richards married Rose Wagner in the Wm Wagner group
Catholic Mission near the Alappattuk Prairie. Pg 15.
on city map - near location called Alappattuk